140.0	0001	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	755,600 /	755,600
					USE VALUE:	755,600 /	755,600
					ASSESSED:	755,600 /	755,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SVENNEBJER RAQUEL
Owner 2:	
Owner 3:	
Street 1:	15 GLOUCESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHENOWETH BARBARA A -
Owner 2:	ROLLMAN WILFRID J -
Street 1:	15 GLOUCESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,264 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Wood Shingle Exterior and 1942 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4264.000	372,100		383,500	755,600
Total Card	0.098	372,100		383,500	755,600
Total Parcel	0.098	372,100		383,500	755,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.04 | /Parcel: 389.0

Legal Description

User Acct

89567

GIS Ref

GIS Ref

Insp Date

12/01/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 140.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	372,000	0	4,264.	383,500	755,500	755,500	Year End Roll	12/18/2019
2019	101	FV	296,400	0	4,264.	383,500	679,900	679,900	Year End Roll	1/3/2019
2018	101	FV	271,900	0	4,264.	339,700	611,600	611,600	Year End Roll	12/20/2017
2017	101	FV	271,900	0	4,264.	284,900	556,800	556,800	Year End Roll	1/3/2017
2016	101	FV	271,900	0	4,264.	284,900	556,800	556,800	Year End	1/4/2016
2015	101	FV	257,200	0	4,264.	246,600	503,800	503,800	Year End Roll	12/11/2014
2014	101	FV	257,200	0	4,264.	238,300	495,500	495,500	Year End Roll	12/16/2013
2013	101	FV	257,200	0	4,264.	226,800	484,000	484,000		12/13/2012

!10779!

PRINT

Date	Time
12/11/20	01:03:15

LAST REV

Date	Time
04/17/19	15:30:49

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10779

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHENOWETH BARBA	1529-16		6/26/2018		912,500	No	No		
CHENOWETH BARBA	1203-117		4/14/1999	Family	1	No	No		
SMITH DIANE & D	1146-70		9/20/1995		230,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2009	683	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
12/1/2017	MEAS&NOTICE	HS	Hanne S
10/23/2008	Meas/Inspect	345	PATRIOT
11/22/1999	Meas/Inspect	243	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	89567
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4264		Sq. Ft.	Site		0	70.	1.28	8									383,544						383,500	

Total AC/HA: 0.09789 | Total SF/SM: 4264 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 383,544 | Spl Credit | Total: 383,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	177.255
Other Features:	84800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417101
Depreciation:	45047
Depreciated Total:	372054

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 2		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

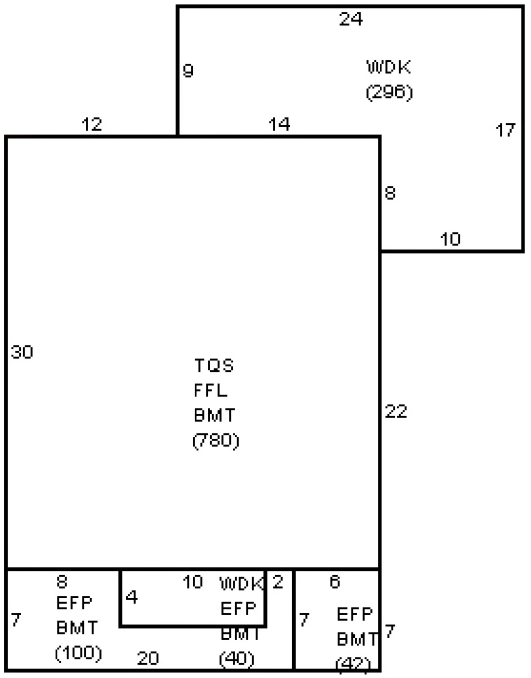
No Unit	RMS	BRS	FL
1	9	2	
Totals			
1	9	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	177.26
Special Features:	0	Val/Su Net:	130.79
Final Total:	372100	Val/Su SzAd	272.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	962	82.690	79,547
FFL	First Floor	780	177.260	138,259
TQS	3/4 Story	585	177.250	103,694
WDK	Deck	336	9.070	3,046
EFP	Enclos Porch	182	42.610	7,754
	Net Sketched Area:	2,845	Total:	332,300
Size Ad	1365	Gross Are	3040	FinArea 1942

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	